

161698

**GRANT, BARGAIN AND SALE DEED  
TO JOINT TENANTS**

**THIS INDENTURE**, made and entered into this 8<sup>th</sup> day of March, 1996, by and between **PATRICIA SUZANNE PRIMEAUX, an unmarried woman**, Grantor, and **JAMES M. KLINE and HELEN M. KLINE**, husband and wife, whose address is P. O. Box 553, Carlin, Nevada 89822, Grantees;

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to her in hand paid by the Grantees, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever, all of the Grantors' right, title and interest in that certain lot, piece, or parcel of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

**TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.**

Section 14: ~~THAT~~ portion of the N 1/2 lying Northwesterly of Interstate Route 80.

**EXCEPTING THEREFROM** that portion of said land conveyed to THE STATE OF NEVADA in Deed recorded August 6, 1937, in Book 21, Page 414, Deed Records, Eureka County, Nevada, more particularly described as follows:

All that certain rectangular piece or parcel of land lying parallel and adjacent to the left or northerly fifty foot highway right of way line of State Highway Route No. 1 (Eureka 1 A 4) between Highway Engineer's Stations "E" 746 + 67.00 being situate in the NW1/4 of the NE1/4 of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., in Eureka County, Nevada and more particularly described as follows, to-wit:

Commencing at a point on the left or northerly highway right of way line of State Highway fifty feet to the left of and at right angles to Highway Engineer's Station "E" 746+63.00;

BOOK 294 PAGE 189

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THENCE running northerly and at right angles to said right of way line a distance of 250 feet;

THENCE turning at right angles and running easterly a distance of 404.00 feet;

THENCE turning at right angles and running southerly a distance of 250 feet;

THENCE turning at right angles and running westerly, along the left or northerly fifty foot right of way line of said State Highway, a distance of 404.00 feet to the point of beginning;

**FURTHER EXCEPTING THEREFROM** that portion of said land conveyed to THE STATE OF NEVADA in Deed recorded September 27, 1952, in Book 24, Page 228, Deed Records, Eureka County, Nevada, more particularly described as follows:

All that certain piece or parcel of land lying in the NW1/4 of the NE1/4 of Section 14, TOWNSHIP 32 north, range 50 east, M.D.B.&M., in Eureka County, Nevada, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point on the present left or northerly right of way line of State Highway Route 1 which is 75.00 feet left or northerly of and at right angles to Highway Engineer's Station "X" 727/14.85 P.O.T.; said point of beginning further described as bearing South 77° 40' 53" West, a distance of 2,174.96 feet from the northeast corner of said Section 14;

THENCE North 34° 11' West, a distance of 194.52 feet to a point;

THENCE North 55° 49' East, a distance of 454.00 feet to a point;

THENCE South 34° 11' East, a distance of 263.27 feet to a point on the present left or northerly seventy-five foot highway right of way line;

THENCE from a tangent which bears South 70° 25' 52" West, curving to the left along said seventy-five foot right of way line

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BOOK 294 PAGE 190

with a radius of 2,075 feet, through an angle of 1° 31' 52" an arc distance of 55.45 feet to a point on the old left or northerly fifty foot right of way line of said State Highway Route 1;

THENCE South 55° 49' West, along said fifty foot right of way line a distance of 350.14 feet to a point;

THENCE <sup>NORTH</sup> 34° 11' West, a distance of 51.21 feet to a point on the aforesaid present seventy-five foot right of way line;

THENCE <sup>SOUTH</sup> 60° 42' West, along said seventy-five foot right of way line a distance of 50.18 feet to the point of beginning;

**FURTHER EXCEPTING THEREFROM** that portion of said land conveyed to JOHN N. MURRAY and OLIVE B. MURRAY, Husband and Wife in Deed recorded August 8, 1960, in Book 25, Page 441, Deed Records, Eureka County, Nevada, more particularly described as follows:

Beginning at a point on the southerly seventy-five foot right of way line of U.S. Highway Route 40 which point is 75.00 feet southeasterly of and at right angles to Highway Engineer's Station "X" 725 + 94.11 P.O.T.; said point of beginning further described as bearing South 73° 07' 59" West, a distance of 2,253.73 feet from the northeast corner of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.;

THENCE North 60° 42' East, along said seventy-five foot highway right of way line a distance of 105.89 feet to a point;

THENCE North 29° 18' West, a distance of 15.00 feet to a point which is sixty feet southeasterly of and at right angles to Highway Engineer's Station "A" 727 + 00.00 P.O.T.;

THENCE North 60° 42' East, along the southerly sixty foot right of way line of said U. S. Highway Route 40 a distance of 122.32 feet to a point;

THENCE from a tangent which bears the last described course, curving to the right along said sixty foot highway right of way line with a radius of 1,940 feet, through an angle of 3° 39' 30" an arc distance of 123.87 feet to a point;

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BOOK 294 PAGE 191

THENCE South 25° 38' 30" East, a distance of 15.00 feet to a point on the southerly seventy-five foot highway right of way line of said U. S. Highway 40;

THENCE from a tangent which bears North 64° 21' 30" East, curving to the right along said seventy-five foot highway right of way line with a radius of 1,925 feet through an angle of 25° 20' 30" an arc distance of 851.44 feet to a point;

THENCE North 89° 42' East, along said seventy-five foot highway right of way line a distance of 268.75 feet, more or less to a point which is 75.00 feet southeasterly of and at right angles to Highway Engineer's Station "X" 741 + 03.36 P.O.T.;

THENCE South 31° 34' 30" West, a distance of 652.53 feet to a point;

THENCE South 76° 24' 30" West, a distance of 690.50 feet to a point;

THENCE North 33° 59' West, a distance of 335.52 feet to a point;

THENCE South 57° 06' West, a distance of 139.20 feet to a point;

THENCE North 26° 29' West, a distance of 178.35 feet, more or less to the point of beginning; being a portion of the N1/2 of the NE1/4 of Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M.

**FURTHER EXCEPTING THEREFROM** that portion of said land condemned to THE STATE OF NEVADA, on relation of its Department of Highways, by Final Order of Condemnation, recorded February 24, 1970, in Book 34, Page 395, Official Records Eureka County, Nevada, more particularly described as follows:

A piece or parcel of land, lying and being in portions of the following: The S1/2 of the NW1/4, the NE1/4 of the NW1/4, the SW1/4 of the NE1/4 and the N1/2 of the NE1/4 all in Section 14, TOWNSHIP 32 NORTH, RANGE 50 EAST, M.D.B.&M., Eureka County, State of Nevada, and more fully described by metes and

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BOOK 294 PAGE 192

bounds as follows, to-wit:

Beginning at the intersection of the centerline of the westbound lane of Interstate Route 80 (S.R.-1) with the west boundary of said Section 14 at Highway Engineer's Station "Ow" 850 03.84 P.O.C., 06" West, a distance of 1,978.54 feet from the northwest corner of said Section 14;

THENCE North 0° 02' 06" East along the west boundary of said Section 14 a distance of 201.88 feet to a point on the left or northerly highway right of way line of I.R.-80 (S.R.-1);

THENCE from a tangent which bears North 82° 04' 03" East, curving to the left along said left or northerly highway right of way line of I.R.-80 (S.R.-1) with a radius of 4,756 feet, through an angle of 21° 25' 53", an arc distance of 1,778.97 feet to a point;

THENCE North 29° 21' 50" West, continuing along said left or northerly highway right of way line of I.R.-80 (S.R.-1) a distance of 100.00 feet to a point;

THENCE North 60° 38' 10" East, continuing along said left or northerly highway right of way line of I.R.-80 (S.R.-1) a distance of 1,619.00 feet to a point;

THENCE North 38° 33' 48" East, continuing along said left or northerly highway right of way line of I.R.-80 (S.R.-1) a distance of 343.50 feet to a point on the north boundary of said Section 14;

THENCE South 89° 34' 13" East, along the north boundary of said Section 14 a distance of 2,056.43 feet to the northeast corner of said Section 14;

THENCE South 0° 30' 18" West along the east boundary of said Section 14 a distance of 424.28 feet to a point on the right or southerly highway right of way line of I.R.-80 (S.R.-1);

THENCE from a tangent which bears South 86° 28' 03" West, curving to the right along said right or southerly highway right of way line of I.R.-80 (S.R.-1) with a radius of 3,278 feet, through an

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BOOK 294 PAGE 193

angle of 3° 51' 12", an arc distance of 220.45 feet to a point;

THENCE North 89° 40' 46" West, continuing along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 621.03 feet to a point;

THENCE North 32° 11' 44" East, a distance of 166.99 feet to a point;

THENCE North 89° 40' 46" West a distance of 268.75 feet to a point;

THENCE from a tangent which bears the last described course, curving to the left with a radius of 1,925 feet, through an angle of 19° 14' 24", an arc distance of 646.42 feet to a point;

THENCE North 18° 55' 10" West, a distance of 150.00 feet to a point;

THENCE North 33° 32' 03" West, a distance of 263.27 feet to a point;

THENCE South 56° 27' 57" West, a distance of 454.00 feet to a point;

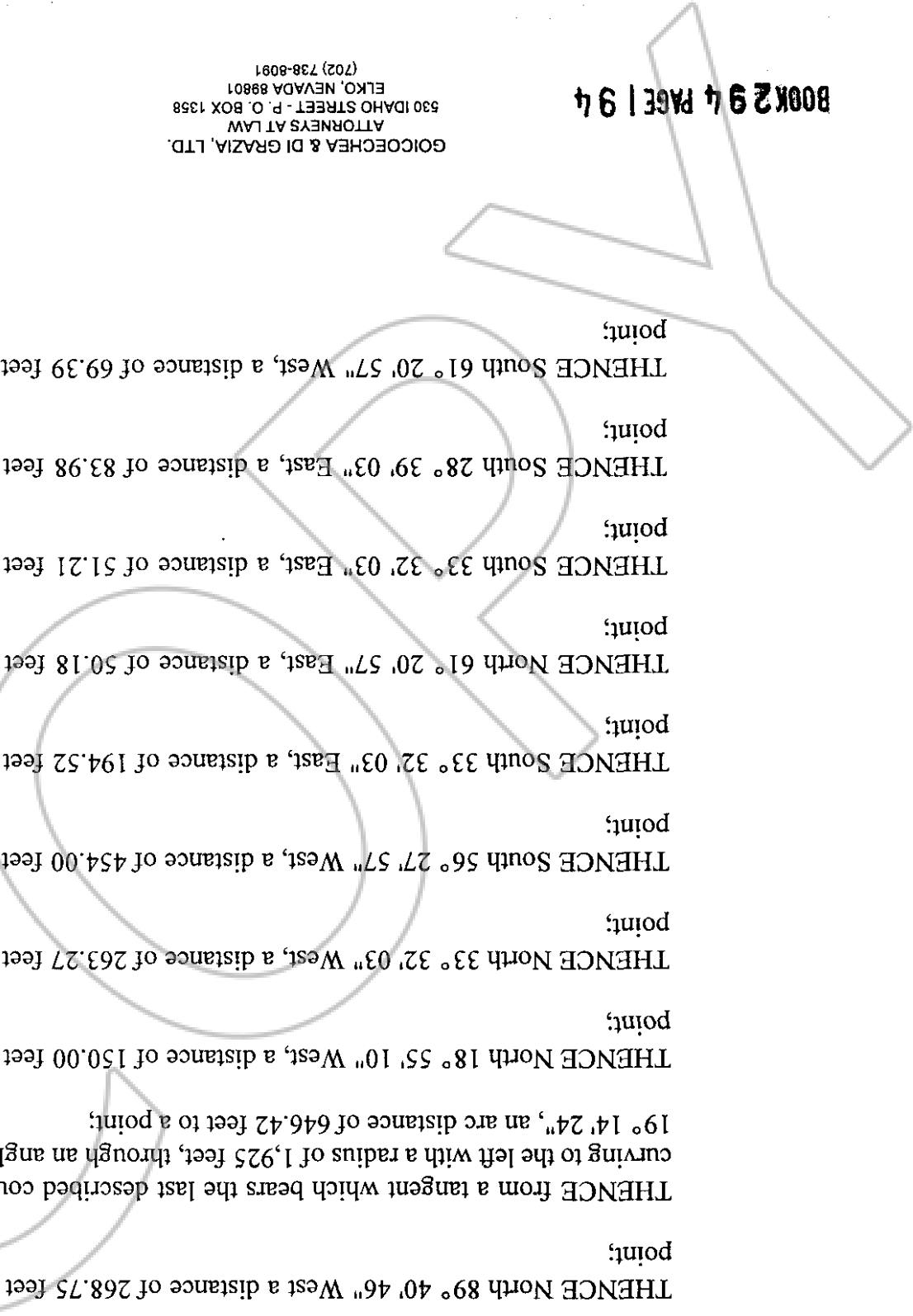
THENCE South 33° 32' 03" East, a distance of 194.52 feet to a point;

THENCE North 61° 20' 57" East, a distance of 50.18 feet to a point;

THENCE South 33° 32' 03" East, a distance of 51.21 feet to a point;

THENCE South 28° 39' 03" East, a distance of 83.98 feet to a point;

THENCE South 61° 20' 57" West, a distance of 69.39 feet to a point;



BOOK 294 PAGE 194

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THENCE South 28° 39' 03" East, a distance of 15.00 feet to a point;

THENCE South 61° 20' 57" West, a distance of 105.89 feet to a point;

THENCE South 25° 50' 03" East, a distance of 178.35 feet to a point;

THENCE North 57° 46' 57" East, a distance of 139.20 feet to a point;

THENCE South 33° 20' 03" East, a distance of 291.10 feet to a point on the right or southerly highway right of way line of I.R.-80 (S.R.-1);

THENCE South 60° 38' 10" West, along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 892.98 feet to a point;

THENCE North 29° 21' 50" West, continuing along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 300.00 feet to a point;

THENCE South 60° 38' 10" West, continuing along said right or southerly highway right of way line of I.R.-80 (S.R.-1) a distance of 787.14 feet to a point;

THENCE from a tangent which bears the last described course, curving to the right along said right or southerly highway right of way line of I.R.-80 (S.R.-1) with a radius of 5,200 feet, through an angle of 22° 06' 53", an arc distance of 2,007.14 feet to a point on the west boundary of said Section 14;

THENCE North 0° 02' 06" East, along the west boundary of said Section 14 a distance of 246.07 feet to the point of beginning.

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**TOGETHER WITH** all buildings and improvements situate thereon.

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BOOK 294 PAGE 195

**TOGETHER WITH** the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**TO HAVE AND TO HOLD** the said premises unto the said Grantees, as joint tenants with right of survivorship and not as tenants in common, and to their assigns, and the heirs, executors, administrators, successors and assigns of the survivor, forever.

**IN WITNESS WHEREOF**, the said Grantor has executed this Deed the day and year first hereinabove written.

**GRANTOR:**

*Patricia Suzanne Primeaux*  
PATRICIA SUZANNE PRIMEAUX

STATE OF NEVADA )  
( SS: )  
COUNTY OF ELKO )

This instrument was acknowledged before me on March 8, 1996 by PATRICIA SUZANNE PRIMEAUX.

(SEAL)  
DELORES D. ORTON  
Notary Public  
State of Nevada  
Elko County, Nevada  
My appointment expires January 1, 1998.

Grantees' Address:

P. O. Box 553  
Carlin, Nevada 89822  
APN #04-340-26

NOTARY PUBLIC

*Delores D. Orton*

BOOK 297 PAGE 189  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Suzanne Primeaux*  
96 MAR 12 AM 11:10  
EUREKA COUNTY NEVADA  
M.N. REBAL/ATTI. RECORDER  
FEES \$14.00  
FILE NO.

161698

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BOOK 294 PAGE 196



DECLARATION OF VALUE

Recording Date 3/12/96

Book 294

Page 189

Instrument # 161698

Full Value of Property Interest Conveyed

\$ 30,000.00

Less Assumed Liens & Encumbrances

\_\_\_\_\_

Taxable Value (NRS 375.010, Section 2)

\$ 30,000.00

Real Property Transfer Tax Due

\$ 39.00

Explain: \_\_\_\_\_ If exempt, state reason, NRS 375.090, Section \_\_\_\_\_

APN#:

<p>Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.</p> <p><i>Dee Carter</i>                  Signature of Declarant                  Dolores Orton                  Name (Please Print)                  96220910                  Escrow Number                  Stewart Title of Northeastern Nevada                  Firm Name                  810 Idaho St.                  Address                  Reno, Nevada                  State                  89801                  Zip</p>		<p>Under penalty of perjury, I hereby declare that the above statements are correct.</p> <p>_____                  Signature of Declarant                  Name (Please Print)                  _____                  Address                  _____                  State                  _____                  Zip</p>
<p>ESCROW HOLDER</p>		<p>INDIVIDUAL</p>